088.0	0001	0020.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	577,000	/	577,000
USE VALUE:	577,000	/	577,000
ASSESSED:	577,000	/	577,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		VISTA CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AGOSTINO JAMES J & ROSETTA
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	15 VISTA CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AGOSTINO JAMES J & ROSETTA -
Owner 2:	TRUSTEES/AGOSTINO TRUST -
Street 1:	15 VISTA CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 1050 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	8	22E
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6563.000	145,200		431,800	577,000
Total Card	0.151	145,200		431,800	577,000
Total Parcel	0.151	145,200		431,800	577,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 549.52 | /Parcel: 549.52

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	55610
GIS Ref	
GIS Ref	
Insp Date	09/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 088.0-0001-0020.0

!7139!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	145,200	0	6,563.	431,800	577,000		Year end	12/23/2021
2021	101	FV	140,000	0	6,563.	431,800	571,800		Year End Roll	12/10/2020
2020	101	FV	140,100	0	6,563.	431,800	571,900	571,900	Year End Roll	12/18/2019
2019	101	FV	121,500	0	6,563.	438,000	559,500	559,500	Year End Roll	1/3/2019
2018	101	FV	121,500	0	6,563.	327,000	448,500	448,500	Year End Roll	12/20/2017
2017	101	FV	121,500	0	6,563.	296,100	417,600	417,600	Year End Roll	1/3/2017
2016	101	FV	121,500	0	6,563.	283,800	405,300	405,300	Year End	1/4/2016
2015	101	FV	120,900	0	6,563.	240,600	361,500	361,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:05:23

LAST REV

Date	Time
11/17/21	10:18:22
mmcmakin	

USER DEFINED

Prior Id # 1:	55610
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7139

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AGOSTINO JAMES	57130-365		7/13/2011	Convenience	1	No	No		
AGOSTINO JAMES	27852-127		11/7/1997	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
12/4/2008	Meas/Inspect	163	PATRIOT
3/4/2000	Inspected	263	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	277	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6563		Sq. Ft.	Site		0	70.	0.94	5									431,822						431,800	

Total AC/HA:	0.15067	Total SF/SM:	6563	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	431,822	Spl Credit		Total:	431,800

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	133.623
Other Features:	55000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	178361
Depreciation:	33175
Depreciated Total:	145186

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	1	HB						

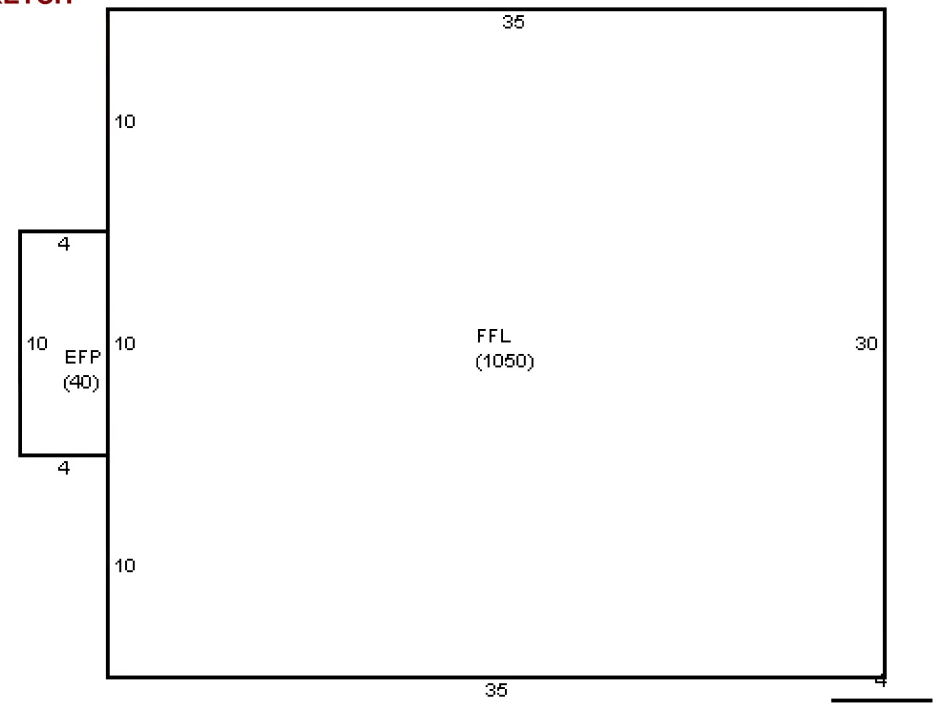
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	120.26
Special Features:	0	Val/Su Net:	133.21
Final Total:	145200	Val/Su SzAd	138.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,050	133.620	140,304
EFP	Enclos Porch	40	71.860	2,874

Net Sketched Area:	1,090			Total:	143,178
Size Ad	1050	Gross Area	1090	FinArea	1050

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

088.0-0001-0020.0

IMAGE

AssessPro Patriot Properties, Inc